

**TOWNSHIP OF MAHWAH  
ENVIRONMENTAL COMMISSION MEETING MINUTES  
WEDNESDAY, MARCH 23, 2022**

The meeting of the Environmental Commission, held at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey and via remote video conference, was called to order at 7:10 p.m. by Richard Wolf, Chair. The Opening Statement was made. Roll call was taken.

Present:           Richard Wolf, Chair  
                  Richard Seibert, Co-Chair  
                  Janet Ariemma, Council Liaison  
                  Sally Coda  
                  Mike Devaney  
                  Jack Pfister  
                  Victoria Galow, Alternate I  
                  Gary Montroy, Alternate II  
                  Jennifer Storms, Secretary

Absent:           Megan Charles

The minutes of the meeting held on March 9, 2022 were approved following a motion by Seibert; seconded by Coda. Wolf, Seibert, Ariemma and Coda voted in favor. Galow and Montroy abstained.

**PUBLIC SESSION**

Seibert made a motion to open the meeting to the public; seconded by Montroy. All in favor.

**CLOSED SESSION**

There being no further comments from the public, Wolf made a motion to close the meeting to the public; seconded by Seibert. All in favor.

**NEW BUSINESS**

**Media Subcommittee**

Wolf recommended the Commission form a Media Sub-Committee that will be responsible for weekly/biweekly media updates. Members discussed our next planned post on the water quality issues in town. Wolf asked if anyone would like to volunteer for the subcommittee. Coda and Galow volunteered to coordinate posts.

**Tree Removals Near Commodore Perry**

Ariemma said DPW is proposing to take down trees that line East Ramapo Road near Commodore Perry. She said we should not be removing these trees and asked why DPW would be doing this. Wolf said several members, including the Director of DPW, recently attended a training for our Community Forestry Management Plan. Wolf said he will reach out to DPW for more details.

State Funding for Water Remediation

Devaney said the Record today reported that Ridgewood was awarded a \$2.8 million grant to remediate its water system due to the presence of PFOA. He suggested this could be something the Township of Mahwah explores.

**OLD BUSINESS**Fyke Road Updates

Members discussed the Fyke Road documents we received last month from the Rio Vista Mahwah Homeowners Association. Catherine Abbott, Property Manager of the RVMHA, was present to take any questions from members.

Wolf said he wanted to have a discussion on how we proceed moving forward, not only with this proposal but with other contaminated sites as well. We approved this application last year, with the expectation that the site would be remediated as the new development was constructed. Coda asked for clarification on what will happen with the development if the developer reapplies. Wolf indicated new applications would go through the same approval process. We will check to confirm if a second application is required to go through the process if there are no changes.

The RVMHA is concerned about the loss of a stream and pond on the property due to contamination issues. Abbott said any prior DEP permits or approvals were not based on accurate information, so the RVMHA has appealed those permits. Abbott asked if we can request proof of environmental remediation when the application comes before us again. They would also like to see formal plans that include the stream on the property. She noted the RVMHA's concerns about proper notice not being given to homeowners within 200 feet of the property.

Contaminated Sites Discussion

At a recent meeting, Coda said she would like to start identifying potentially contaminated sites in town. Montroy said if there are specific sites we think should be looked at, we should develop a list and submit it to Planning & Zoning. Members discussed. Coda will send the DEP list to Storms.

**SITE PLAN REVIEWS**

*Nothing received to date*

**SOIL MOVEMENT PERMIT APPLICATIONS**

Montroy noted his recusal on all of the applications pending review.

*The following applications were deferred at the Commission's March 9, 2022:*

**81 Trommel Drive, LLC, 81 Trommel Drive, Block 122, Lot 37, E-BD-216-3322A**

At its March 9, 2022 meeting, the Commission reviewed a Soil Movement Permit Application for a single-story garage addition and driveway expansion, removal of existing shed and deck, construction of new shed, new covered rear deck and covered front porch. No tree preservation plan was submitted. The Commission deferred a vote on this

application, citing the need for more information from the Planning & Zoning Department on why the amendment was only submitted after the work was performed. On March 15, the Township Administrator sent an email clarifying why the applicant resubmitted and amended the zoning and soil applications to reflect a new single-family home with improvements as noted on the final as-built.

This application review was accepted following a motion by Devaney; seconded by Wolf. Ariemma, Seibert and Coda also voted in favor. Galow and Pfister abstained. All other members voted in favor.

**Geiger Road Construction, LLC, 128 Stag Hill Road, Block 9, Lot 2, Docket #1499-21(S)**

At its March 9, 2022 meeting, the Commission reviewed a Soil Movement Permit Application for the construction of a single-family dwelling on the property. The tree preservation application indicates 20 trees will be removed with 7 replacements. The Commission deferred a vote on this application because members wanted more time to review the site plan. Wolf also noted there was no way to determine tree locations and any steep slope concerns based on the information provided.

Members expressed two concerns: First, the well is about 18 feet below the septic tank, which may pose a health issue. The Board of Health should review these plans. Storms will request more information from the Board of Health.

*Comments to Administrative Officer*

Tree replacements are also noted to be Callery Pear trees, which we just learned at our CFMP training that this variety is not recommended. We would recommend the applicant not use Callery Pears as replacement trees.

This application review was accepted with the above recommendation following a motion by Pfister; seconded by Wolf. Coda, Galow, Ariemma and Devaney voted in favor. Seibert voted no, citing concerns about the septic plan. All other members voted in favor.

**NEW APPLICATIONS**

*The following new application was reviewed:*

**Geiger Road Construction, LLC, 9 Pine Hill Road, Block 11, Lots 5-6, Docket #1500-21(S)**

The Environmental Commission reviewed a Soil Movement Permit Application for the construction of a single-family dwelling on the property. The Tree Preservation Application indicates 20 trees will be removed with 7 replacements.

Members expressed the same two concerns as for 128 Stag Hill Road: First, the well is about 18 feet below the septic tank, which may pose a health issue. The Board of Health should review these plans.

*Comments to Administrative Officer*

Tree replacements are also noted to be Callery Pear trees, which we just learned at our CFMP training that this variety is not recommended. We would recommend the applicant not use Callery Pears as replacement trees.

This application review was accepted with the above recommendation following a motion by Pfister; seconded by Wolf. Coda, Galow, Ariemma and Devaney voted in favor. Seibert voted no, citing concerns about the septic plan. All other members voted in favor.

### **TENANT APPLICATIONS**

The following tenant application was reviewed and approved:

Gunner LLC, 200 Route 17, Suites #205 & #206, TA22-0006  
Exterior remodeling office

### **CORRESPONDENCE**

The following correspondence was received and reviewed:

- Various minutes, public notices and agendas
- Email correspondence from ANJEC regarding upcoming virtual training sessions

### **Beautification Committee**

Galow said the Beautification Committee was asking about the Artificial Floating Island. Devaney gave an update.

There being no further questions or discussion, the meeting of the Environmental Commission was adjourned at 8:55 p.m. following a motion by Seibert; seconded by Galow. All in favor. The next meeting will be held via remote video conference and in-person at the Municipal Building, 475 Corporate Drive, Mahwah, New Jersey, and is scheduled for Wednesday, April 13, 2022 at 7 p.m.

J. Storms  
Secretary